

ZONING & PLATTING
COMMISSION

~~minutes~~ *Handouts*

NOVEMBER 4, 2014

Rhoades, Wendy

C-3

From: Alison Seaman
Sent: Friday, October 31, 2014 2:31 PM
To: Rhoades, Wendy
Cc: Alison Seaman
Subject: Case C14-2014-0153

Dear Mr. Rhoades,

My husband and I are residents in the Oak Parke Development of Austin. We are writing to voice our concern for the proposed housing project that is being considered. Our concern is the traffic, congestion, and impact of this new development. While we can't expect it to never be developed, please consider doing this in a style that is less invasive to the existing homes and homeowners and the peaceful current environment. Please :

- Keep the properties zoned RR so that there are bigger houses and fewer of them.
- Limit the number of houses to no more than 30
- Ensure that the zoning does not go lower than SF2. A designation of SF1 or lower would mean small lots and dense housing
- Have an entrance at Sawmill as well so there isn't so much traffic being sent through the neighborhood and it will make it faster for fire/ems to access.

Thank you,

Alison Seaman & Roger Seaman
10337 Salida Drive, Austin
alisonseaman@yahoo.com

PETITION

Date: October 31, 2014

File No.: C14-2014-0153

Address of Rezoning Request: 10301 - 10317 Salmon Drive






The Enclave at Oak Park Section One and
Two

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the properties to any other classification other than SF-1 or SF-2 with a conditional overlay requiring a maximum allowable of six lots/residential units, 15% impervious cover, and compliance with current regulations/Save Our Springs (SOS) Ordinance.

The reasons for our protest include:

1. The only access to and from the proposed development is Salmon Dr, a residential street.
2. Given the single point of access, any additional lots beyond the six lots previously platted under case number C8-94-0278.1A and .2A will present an adverse traffic impact and unsafe conditions.
3. The proposed development is in the Slaughter Creek watershed, and in the Barton Springs/Edwards Aquifer Recharge Zone. The western property limit of Lot 6 is also immediately adjacent to Slaughter Creek and contains a floodplain. However, instead of being subject to current Save Our Springs (SOS) Ordinance, the plat / C8-94-0278.1A and .2A, indicate lots shall be developed in accordance to Ordinance No. 941205-A which allows significantly more impervious cover and does not provide the level of protection current regulations do. If the property owner wishes to develop under older regulations such as Ordinance No. 941205-A via grandfathering, development should be limited to the six lots previously platted and no more. Should they wish to pursue any additional lots beyond the six originally platted; development must property address access and be subject to current regulations, including but not limited to the 15% maximum impervious cover and environmental protection measures required under current regulations/SOS ordinance.

Signature	Owner Name	Address	Vesting Deed	Property ID / Geo ID
	Robert R. Brown	3716 SHAWNO		342754/0426340101
	David Schuch	4017 SHAWANO		342797/0426340228
	Eileen MacShawano	10805 SHAWANO CV		342758/0426340105
	Linda Voigt	18203 SHAWANO AVE		342759/0426340104
	Dennis Caudle	10201 SHAWANO CIRCLE		342701/0426340107

Contact Name: Thelma Alvarado-Gueza
Phone Number: 512.517.6196

PETITION

Date: October 31, 2014

File No.: C14-2014-0153

Address of Rezoning Request: 10301 - 10317 Salmon Drive




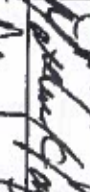

The Enclave at Oak Parke Section One and
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Signature	Owner Name	Address	Vesting Deed	Property ID / Geo ID
	Mark LaVoy	10311 S. 4th St.		342718/0426300422
	Mark LaVoy	10314 S. 4th St.		342775/0426340201
	Mark LaVoy	10317 S. 4th St.		373552/0426340309
	Mark LaVoy	10321 S. 4th St.		342805/0426340307
	Mark LaVoy	10300 S. 4th St.		342694/0426300209

Contact Name: Thelma Alvarado-Graza
Phone Number: 512.517.6196

PETITION

Date: October 31, 2014

File No.: C14-2014-0153

Address of Rezoning Request: 10301 - 10317 Salmon Drive





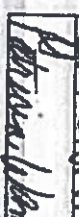
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Signature	Owner Name	Address	Vesting Deed	Property ID / Geo ID
	Gayle MacDole	4029 Idalia		446336/0426340131
	John Suson	3925 Trout Dr.		342821/0426340422
	Janet A. Morgan	4013 Idalia Dr.		446340/0426340135
	Patricia Wansley	4017 Idalia Dr.		446337/0426340134
	Patricia Wansley	4021 Idalia Dr.		446338/0426340133

Contact Name: Thelma Alvarado-Garcia
Phone Number: 512.517.6194

PETITION

Date: October 31, 2014

File No.: C14-2014-0153

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To: Austin City Council

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Signature	Owner Name	Address	Vesting Deed	Property ID / Geo ID
	JAY GARRETT	4017 Trout Dr		342822/042434041
	Son P. Dson	4018 Shavano Dr		342765/042434011
	The Enclave Group	4022 Shavano Dr		342766/042434011
	R. B. Bredley	10304 Trout Ave		342789/042434022
	Son P. Dson	10313 Trout Dr		342804/042434040

Contact Name: Thelma Alvarado-Garcia
Phone Number: 512.517.6146

PETITION

Date: October 31, 2014

File No.: C14-2014-0153

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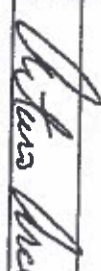
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Signature	Owner Name	Address	Vesting Deed	Property ID / Geo ID
	Arturo Arce	4001 Idalia Dr.		464343/0424340138

Contact Name: Melina Alvarado-Garcia
Phone Number: 512.517.6196

PETITION

Date: October 31, 2014

File No.: C14-2014-0153

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To: Austin City Council

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Signature	Owner Name	Address	Vesting Deed	Property ID / Geo ID
	Grace Faulkner	4004 Idalia		3422815/0424340410
	Raymond Wayne	4009 Idalia		444341/0424340134
	Anne Kay	4012 Idalia		342817/0424340412
	Linda Chelley	3811 Idalia		345421/0428340107
	Keith Carabide	10411 Wilshire Drive		342800/0424340302

Contact Name: _____

Phone Number: _____

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2012-0085.01

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: November 4, 2014, Zoning and Platting Commission
November 20, 2014, City Council

James Buteman

Your Name (please print)

☐ I am in favor
☒ I object

13452 Cran Creek Dr. McCombs, TX

Your address(es) affected by this application

7852

James D. Buteman

Signature

10/4/14

Date

Daytime Telephone: 512 751-7831

Comments: This is a family community subject to the construction behind my property for the following:

- (1) Increase of property value,
- (2) Light pollution,
- (3) Noise pollution,
- (4) Privacy, and
- (5) the neighboring community should be single dwelling homes.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P.O. Box 1088

Austin, TX 78767-8810

C.4

PUBLIC HEARING INFORMATION

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During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development

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Case Number: SP-2014-0126D

Contact: Rosemary Avila, 512-974-2784 or
Natalia Rodriguez, 512-974-3099

Public Hearing: Zoning and Platting Commission, Nov 4, 2014

Kerry and Tanyela Niermann

Your Name (please print)

☐ I am in favor
☒ I object

15536 Sutton Leighs Lane

Your address(es) affected by this application

Tanyela Niermann

Signature

10/28/14

Date

Daytime Telephone: 512-799-9775

Comments: Putting a Circle K at this location
will not help the values of these
homes.

If you use this form to comment, it may be returned to:

City of Austin
Planning and Development Review - 4th floor
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-1088

Item # C7

PUBLIC HEARING INFORMATION

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Case Number: SP-2014-0126D

Contact: Rosemary Avila, 512-974-2784 or
Natalia Rodriguez, 512-974-3099

Public Hearing: Zoning and Platting Commission, Nov 4, 2014

Dennis McGraw
Your Name (please print)

15539 SUTTON LEIGHS LN
15209 ORA LN

Your address(es) affected by this application

[Signature]
Signature

☐ I am in favor
☒ I object

10-27-14
Date

Daytime Telephone: 808-640-2883

Comments:

This Neighborhood does not
need another "junk store"

We have 2 churches and a
HIGH SCHOOL - NO BAD INFLUENCES
SHOULD BE ACCEPTED AS
"NORMAL" FOR THIS AREA

If you use this form to comment, it may be returned to:

City of Austin
Planning and Development Review - 4th floor
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-1088

CIRCLE C HOMEOWNERS ASSOCIATION, INC.
7817 LA CROSSE AVENUE • AUSTIN, TEXAS 78739 • (512) 288-8663

013

November 3, 2014

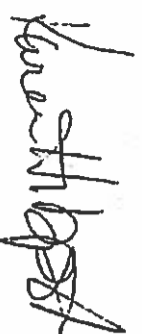
Case Number: C8-2014-0117.0A

Dear Zoning and Platting Commission

On behalf of the Circle C Homeowners Association Inc Board of Directors, we are opposing the "Proposed Resubdivision" of 5401 La Crosse Avenue. The information provided for this proposal is incomplete and does not address what La Crosse Partners, L.P. is proposing to build on this site. As of today's date, we have not been able to reach the project engineer to receive additional information.

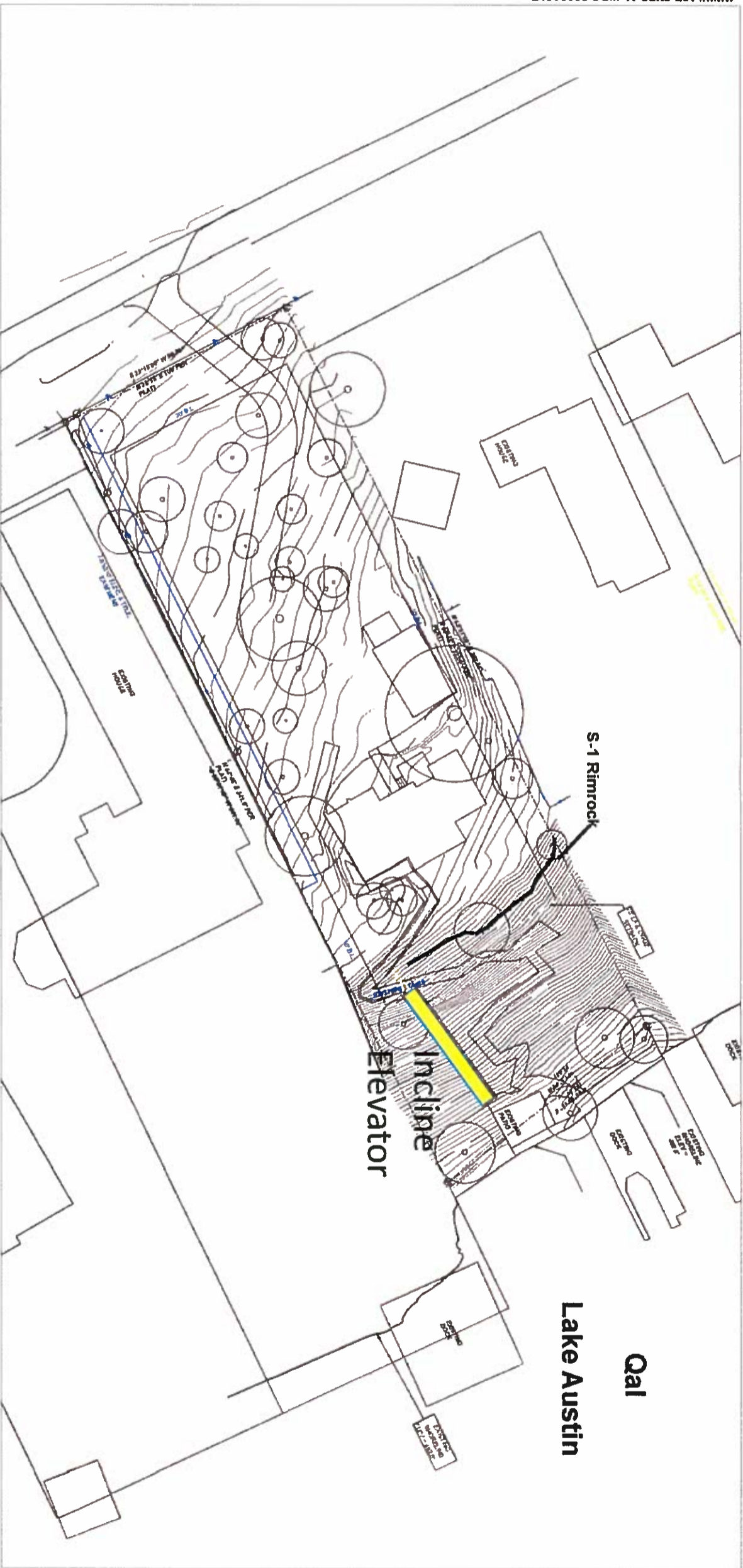
In 2011, the Circle C HOA supported a zoning change to Lot 1 which allowed for 74,000 sq. ft. for University and College Facilities use. This would be located on Lot 1 and would have 155,000 sq. ft of impervious cover. Without having the square footage or impervious cover that will be granted for Lot 2, we are opposing this proposal.

Sincerely,


Karen Hilpshman, CMCA

Circle C Homeowners Association, Inc.





Geology: Field Observations & Garner & Young, UT-BEG, 1992

Legend

- Topographic Elevation Contours (COA, 2003)
- Floodplain (FEMA, 2006)
- Topography (CAPCOG 2008)
- S-1 Rimrock (76 ft long)

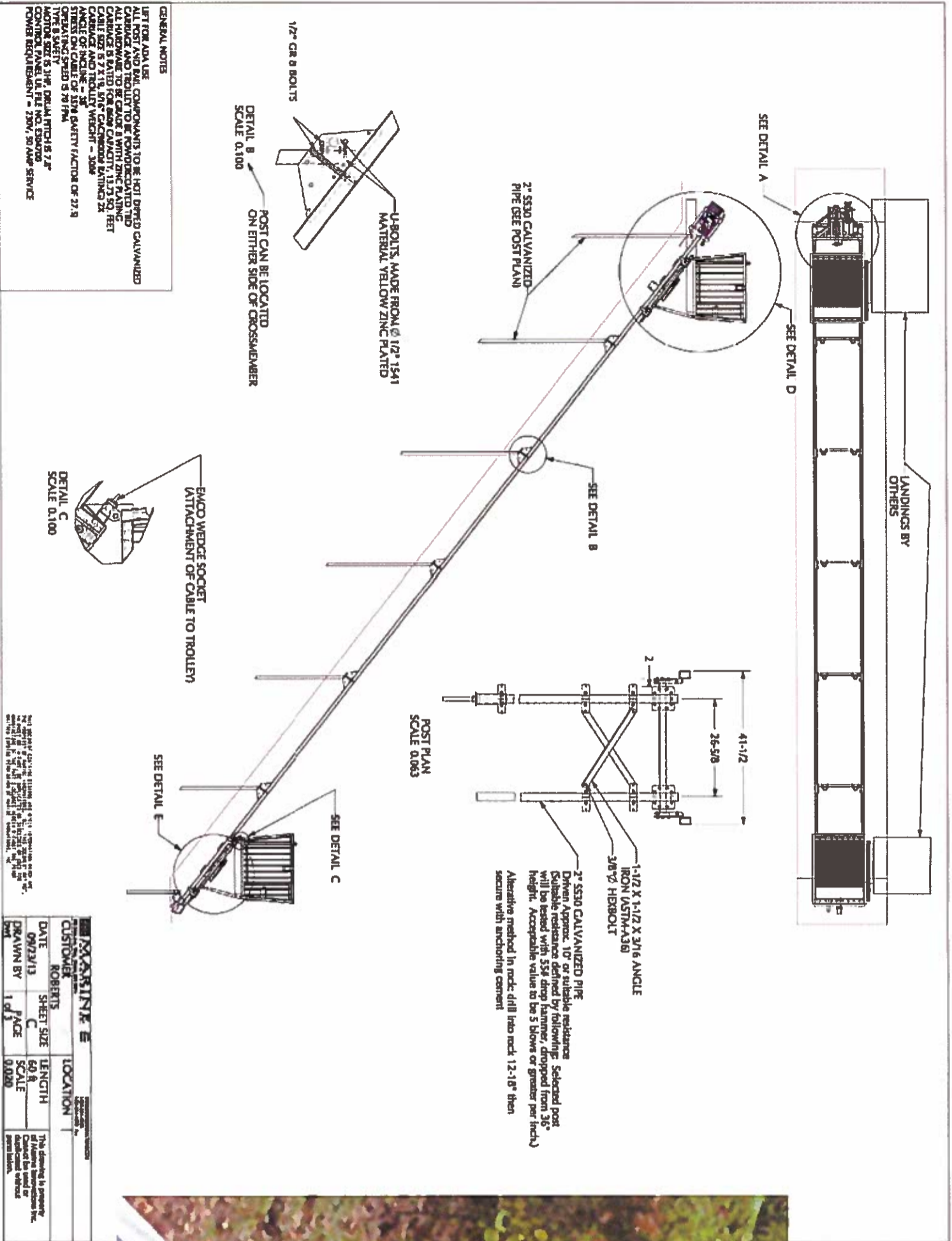
Geology:

- Quaternary Alluvium (Qal) Lake Austin
- Upper Glen Rose Formation (Kgr)

The seal appearing on this document was authorized by Kristin M. White, P.G. # 1720 11 June 2014



Figure 8
Site Geologic Map
1-acre Lakeshore property
3961 Westlake Drive
Austin, Travis County, Texas



CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, April 14, 2014

CASE NUMBER: C15-2014-0026

 N Jeff Jack
 Y Stuart Hampton
 Y Ricardo De Camps 2nd the Motion
 Y Bryan King
 Y Fred McGhee Motion to Grant
 Y Melissa Hawthorne
 Y Sallie Burchett

APPLICANT: Bruce Aupperle

OWNER: Rob Roberts

ADDRESS: 3961 WESTLAKE DR

VARIANCE REQUESTED: Variance from Section 25-2-551 (B)(2) and (B)(5) permitting construction of a pedestrian incline elevator within the shoreline setback as a method of shoreline access in an LA - Lake Austin Zoning District.

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to April 14, 2014, Board Member Michael Von Ohlen second on a 7-0 vote; POSTPONED TO APRIL 14, 2014. RE-NOTIFICATION NEEDED

VARIANCE REQUEST: The applicant has requested a variance from Section 25-2-551 (B) (2) of the Lake Austin (LA) District Regulations in order to construct a pedestrian incline elevator within the shoreline setback in an LA - Lake Austin zoning district.

The Land Development Code states that a permanent improvement is prohibited in a shoreline setback area, except for a retaining wall, pier, wharf, boat-house, or marina, or a driveway to the structures.

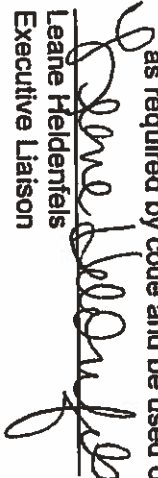
The applicant has requested a variance from Section 25-2-551 (B) (5) of the Lake Austin (LA) District Regulations in order to construct a pedestrian incline elevator on a portion of a lot that exceeds 35 percent gradient in an LA - Lake Austin zoning district.

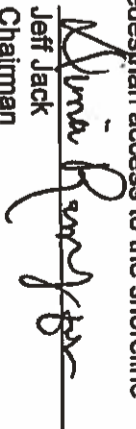
The Land Development Code states that development is prohibited on land with a gradient that exceeds 35 percent. This prohibition does not apply to a fence, driveway, and road or utility that cannot be reasonably placed elsewhere, or a pedestrian facility.

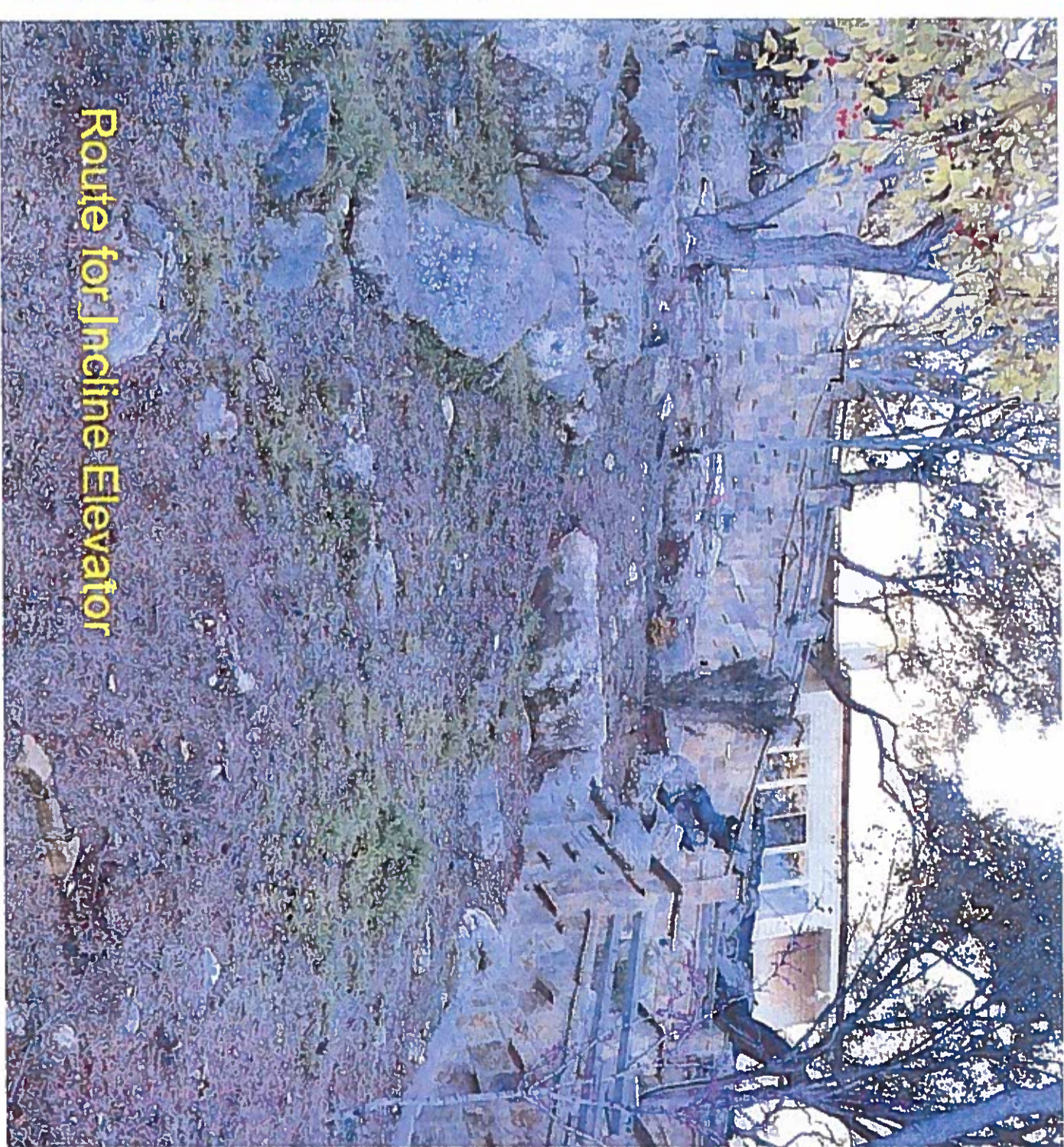
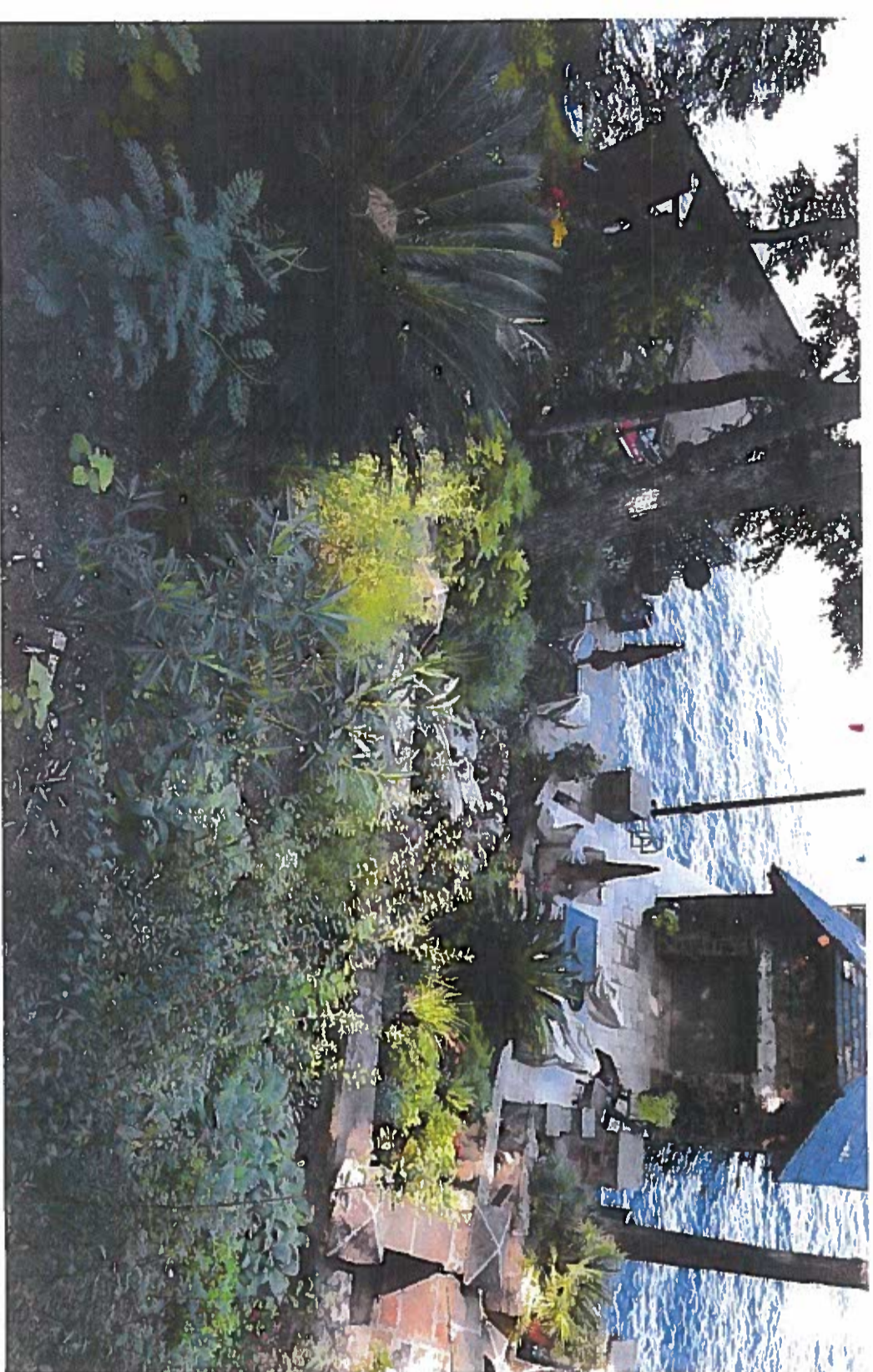
BOARD'S DECISION: The public hearing was closed on Board Member Fred McGhee motion to Grant, Board Member Ricardo De Camps second on a 6-1 vote (Board Members Jeff Jack nay); GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: City LDC do not include a method of reasonable shoreline access for non-ambulatory individuals, even though shoreline access is defined under Section 25-2-1472 as lifts, ramps, incline elevators or escalators, those methods for access are not defined as pedestrian facilities as allowed by Section 25-2-551(b)(5). Although a driveway is allowed by code as shoreline access in LA zoning, the very steep terrain would make construction of a negotiable driveway environmentally detrimental.
2. (a) The hardship for which the variance is requested is unique to the property in that: the natural steep slope, which is greater than 35% from the home to the shoreline requires a method of lake shore access that provides a reasonable approach for non ambulatory individuals
(b) The hardship is not general to the area in which the property is located because: the steep slope of the shoreline is unique to this location and the proposed pedestrian incline elevator will provide reasonable shoreline access for non-ambulatory individuals for the specified address
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the proposed pedestrian incline elevator will be used for the specified property only, will be located in accordance with required setbacks, will provide necessary screening as required by code and be used only for pedestrian access to the shoreline


Leane Heldenfels
Executive Liaison


Jeff Jack
Chairman



Route for Incline Elevator